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Agenda No. 7  
07/26/05

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012


**Re: CONDITIONAL USE PERMIT NUMBER 98-044-(4)  
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which seeks to authorize a Buddhist Temple and retreat center facility at 2740-2776 Fullerton Road in the Puente Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare the necessary findings and conditions. Enclosed are appropriate findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By   
RICHARD D. WEISS  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

RDW/

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NUMBER 98-044-(4)**

1. The applicant is requesting a conditional use permit to authorize establishment and use of a Buddhist Temple and retreat center facility. The proposed facility consists of 14 buildings with a total floor area of 57,433 square feet, including a "front building"; a chapel; a Sunday school building; a general office building; a prayer hall; a meditation hall; a building used for storage, utility, and a meditation training hall; a dining hall; four dormitory buildings containing a total of 29 dormitory units, each with a capacity of two persons; one residential dwelling unit ("Master's Quarters"); and one living quarter for an employee of the facility (this unit does not have a kitchen). The site is located at 2740-76 Fullerton Road, Rowland Heights, in the Puente Zoned District. During the Board of Supervisors' consideration of the proposal, the request for authority for overnight guest accommodations for quarterly retreat participants was eliminated, as was the corresponding dormitory building.
2. To provide additional information regarding facility operations, the applicant has provided a supplemental detailed description of the anticipated daily use of the facility. The facility would be open daily from 8:00 a.m. to 5:00 p.m. for individuals to come of their own volition to worship. A "Dharma Assembly" would be conducted every other Sunday between 9:30 a.m. and 12:00 p.m., with concurrent classes held for children. Retreats lasting between three and seven days would be held quarterly, however, none of the retreat participants will be allowed to spend the night at the subject facility. Retreat participants may stay at a local hotel and the facility would provide transportation for those participants to and from the facility. Dormitory accommodations for a maximum of 26 nuns will be provided. Normal operations of the facility would not cease during a retreat. Weddings, workshops, seminars, and other ancillary activities would be periodically conducted on the site, and several annual events would take place including celebrations for Chinese New Year (three-day event), Buddha's Birthday, and Mother's Day. Again, normal activities would cease during these special events, which would be open to the public.
3. Zoning on the site is A-1-1 (Light Agricultural, one-acre minimum lot size). Pursuant to Section 22.24.100 of the Los Angeles County Code, churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith, are permitted in the A-1 zone, provided a conditional use permit is obtained.

4. The surrounding properties are zoned as follows:
  - North: A-1-1, R-1-10,000 (Single Family Residence, 10,000-square-foot minimum lot size);
  - South: O-S (Open Space), RPD-1-3U (Residential Planned Development, three units per acre maximum density);
  - East: A-1-1; and
  - West: A-1-1, R-1-10,000
5. The subject property currently contains one single family residence.
6. Surrounding properties contain the following uses:
  - North: Single Family Residences;
  - South: Public Park;
  - East: Single Family Residences; and
  - West: Church, Single Family Residences, Vacant Land
7. The subject property is designated Non-Urban 2 in the Rowland Heights Community General Plan ("Rowland Heights Plan"). This designation allows residential uses between 0.3 and 1 unit per acre and "rural or agricultural" type uses. Based on the authority and scope of a general plan as set forth in the Government Code, the Rowland Heights Plan is not intended to fully detail all of the uses that would be permitted, conditionally permitted, or prohibited in a particular land use category, but, rather, is intended to designate the general distribution of land for different land use categories and establish broad goals and policies to guide development. The exclusion of a particular use from the discussion of a particular land use category, therefore, does not indicate that the use would be excluded from that category. There are no other plan policies that apply to the proposed project.
8. The site plan depicts the majority of the proposed buildings located to the south and east of the site, with the 4,728-square-foot "front building" (Building A) being set back 260 feet from Fullerton Road and the area between Fullerton Road and the "front building" being utilized for parking and landscaping. Additional parking is depicted at the southern, southwestern, and southeastern portions of the site, with a total of 230 parking spaces proposed.

Easterly of the "front building," the site plan depicts an open courtyard with a 4,488-square-foot general office building (Building D) north of the courtyard, a 4,488-square-foot Sunday school building (Building C) to the south of the

courtyard, and a 6,440-square-foot main chapel (Building B) located to the east of the courtyard. A 2,748-square-foot prayer hall (Building E) is depicted to the north of the main chapel, east of the office building; and a 2,748-square-foot meditation hall (Building F) is depicted to the south of the main chapel, east of the Sunday school building. To the east of these structures a two-story storage/utility and meditation training hall building (Building G/H) is depicted; and east of this building a 1,078-square-foot guest quarters building consisting of four dormitories (Building N), a 1,076-square-foot master's quarters structure (Building M), a 1,170-square-foot consultant's quarters building consisting of four dormitories (Building L), and a 2,442-square-foot in-house dormitory building consisting of seven dormitories (Building J) are depicted. To the south of these structures three interconnected buildings to be used as meditation dormitories and consisting of 14 dormitories (Building K) are depicted, and to the south of these dormitories a 925-square-foot service quarters structure (Building O) is depicted. To the west of the service quarters and meditation dormitories a 8,118-square-foot dining hall (Building I) is depicted. Because the Board has determined that overnight stays and accommodations for retreat guests should be eliminated, Building K will be eliminated from the proposed construction plan.

A 28-foot driveway is depicted surrounding the site and a 5-foot landscaping strip is depicted along the entire outer perimeter of the site. Additional landscaped areas depicted include two 20-foot wide strips adjacent to Fullerton Road; two large triangular shaped areas along Pathfinder Road at the southwest and southeast corners of the site; and a courtyard in the center of the site and dispersed throughout the parking area and between proposed buildings. A 42-inch concrete block wall is depicted along the property's Fullerton Road frontage with the exception of the access driveway and a 6-foot concrete block wall is depicted along the entire remaining portion of the site. A second access point, for emergency purposes only, is shown on the southern end of the property, providing a secondary access to Fullerton Road via an access easement over the adjacent southerly property. Pursuant to the conditions approved by the Board, the applicant shall have the option to construct a wrought iron fence in lieu of a block wall along Pathfinder Road.

Floor plans of each building have been submitted as well as elevation drawings. The elevation drawings depict the maximum height of the main chapel at 50 feet, the two-story storage/utility and meditation training hall building at 40 feet, and all other buildings being below 35 feet in height.

9. The proposed use complies with all applicable development standards of the A-1 zone, as provided in Section 22.24.110 of the County Code, as follows:
  - a. Section 22.20.120 of the County Code requires 20-foot front yards, 5-foot side yards, and 15-foot rear yards for the R-1 zone. Based on the site plan, these yards have been adequately provided; and

- b. The 7.5-acre site meets the one-acre area requirement.
10. The primary use of the site consists of religious temple uses, with general assembly uses, office uses, dormitories for nuns, and individual single family residences being accessory uses to the temple. Section 22.52.1095 of the County Code requires that church uses provide parking based on the occupancy load of the largest assembly area at a ratio of one space per five occupants. Churches generally include office space, small gift shops, storage areas, and Sunday school classrooms for which additional parking would not be required. Given that the assembly buildings on the site could be used concurrently for different groups of people, parking shall be required based on the total occupancy load of each of the assembly buildings on the site with the exception of the Dining Hall which will not be used for separate assemblies. Buildings B, E, F, and J may be used concurrently and have a total occupancy load of 640 persons. Based on the requirement of one space per five occupants, 128 spaces would be required. In addition, the applicant has indicated that the facility will own a total of five vehicles to be used in transporting nuns and retreat center guests; therefore, an additional five spaces will be required, for a total of 133 spaces required for the facility with a minimum of six handicapped spaces, one of which must be van accessible. A maximum of 53 of the required spaces may be compact spaces.

The site plan depicts a provision of 230 total spaces, 8 of which are handicapped spaces (2 van accessible) and 65 of which are compact; therefore, the site plan depicts the facility providing substantially more parking than would be required to accommodate the use. Pursuant to the conditions of approval as established by the Board, the applicant will be required to provide the full 230 parking spaces that it has proposed.

Parking is not required for the dormitories as these will be occupied by resident nuns who will not own cars. However, due to the number of spaces that the applicant has provided, sufficient space is available to allow nuns to park their vehicles on the site and for retreat guests to park on-site during regular temple activities.

Conditions will be imposed prohibiting off-site parking unless approved for an event in a temporary use permit.

11. The proposed use complies with all applicable development standards of the Rowland Heights Community Standards District, as provided in Section 22.44.132 of the County Code, as follows:
- a. A condition has been included requiring the subject property to be neatly maintained, and that yard areas that are visible from the street be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded

furniture, and household equipment such as refrigerators, stoves, and freezers;

- b. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area. The front yard area is 6,000 square feet in size; therefore, 3,000 square feet of landscaping is required in this area. Based on the site plan, approximately 4,500 square feet of landscaping will be provided in the front yard, in compliance with this requirement; and
  - c. A condition has been included requiring trash containers and dumpsters stored in the front or side yard areas to be screened from view from streets, walkways, and adjacent residences.
12. A traffic safety study was conducted by the Department of Public Works, at the request of the Regional Planning Commission. The following are the conclusions of the study:
- a. There is sufficient sight distance for full access at the proposed driveway based on the prevailing speed of 55 miles per hour (no need for a right-turn only limitation);
  - b. There is sufficient space within the Fullerton Road right-of-way to accommodate left and right turn deceleration lanes into the project but not acceleration lanes;
  - c. A change in the speed limit on Fullerton Road is not recommended based on a speed check conducted on August 25, 2004;
  - d. The accident rate at the intersection of Fullerton Road and Pathfinder Road between January 1, 1999 and December 31, 2003, was below the County expected accident rate for similarly-designed intersections; and
  - e. The mitigation measure proposed to mitigate the proposed project's impact on the intersection of Fullerton Road and Colima Road (video detection and monitoring system) is a component of the Pomona Valley Intelligent Transportation System Project. This measure has been determined to be sufficient to reduce the impacts related to this project on this intersection to a level of no significance. The mitigation measure will not improve the overall level of service at the intersection from its current "F" rating.

The Department of Public Works subsequently submitted a letter with revised requirements, dated July 18, 2005. The applicant will be required to comply with

the revised requirements of that letter, except that the applicant shall be directed to construct the proposed driveway to Pathfinder Road as long as the Department of Public Works finds it feasible and as long as the applicant obtains the necessary rights for the driveway which it shall exercise all reasonable diligence to obtain. If the traffic signal at the intersection of Pathfinder Road and the proposed project driveway is deemed necessary, as determined by the Department of Public Works within three years after the occupancy of the project, funding for the signal shall be provided by Fourth District road funds, along with a contribution of \$25,000 by the applicant.

13. An Environmental Impact Report ("EIR") has been prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et. seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The EIR identified no significant effects that cannot be avoided or mitigated. All potentially significant environmental impacts, including traffic/access, noise, aesthetic and visual qualities, and geotechnical hazards, can be mitigated to a less than significant level through implementation of the mitigation measures identified in the EIR.
14. The Mitigation Monitoring Program contained in the Final EIR identifies in detail the manner in which the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. Mitigation measures include several engineering and site preparation measures related to geotechnical impacts, prohibition of outdoor address systems, prohibition of evening operations, full funding of installation of a video detector and monitoring system at the intersection of Fullerton Road and Colima Road, and specifications for outdoor lighting.
15. Comments on the draft EIR were received from 16 individuals/agencies. Responses to these comments are included in the Final EIR. The Environmental Findings prepared in connection with the Final EIR are incorporated herein by this reference as if set forth in full.
16. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.
17. Staff received approximately 8,000 written public comments in support of this request.
18. Staff received approximately 900 written public comments in opposition to this request, and testimony for and against the project was received both before the

Regional Planning Commission and the Board. The concerns expressed in the comments and testimony from the opposition include traffic impacts, visual impacts due to the proposed height of the main temple building, impacts to rural character of the area, impacts to environmental resources, air quality impacts, noise, decreased property values, over-saturation of churches in the area, the need for equestrian trails in the vicinity, the residential/retreat aspect of the project, and the adequacy of the proposed traffic mitigation.

19. Air quality and biological impacts were not identified during the environmental review of the project. Conditions have been proposed to reduce the emanation of dust during the construction phase. Potential traffic and visual impacts were identified during the environmental review and mitigation has been proposed to reduce these impacts to a level of no significance.
20. The design of the facility, with large setbacks from adjacent properties and extensive landscaping, will ensure compatibility with the surrounding area, especially the larger residential lots to the east of the property.
21. The proposed use is compatible with adjacent residential uses.
22. The proposed use is consistent with the Rowland Heights Community General Plan and the zoning designation of the property.
23. The proposed facility meets spiritual and cultural needs of the community.
24. The proposed conditions and mitigation measures will ensure that the facility will not pose adverse impacts to the surrounding community.
25. The Board of Supervisors certified the Final EIR at the conclusion of its hearing conducted on July 26, 2005, finding that it was prepared in compliance with CEQA and that it reflected the independent judgment of the Board with respect to the environmental consequences of the project.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;



- C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Indicates that it has previously certified the Final EIR prepared for the project and adopts the Environmental Findings prepared in connection therewith; and
- 2. Approves Conditional Use Permit Case No. 98-044-(4), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NUMBER 98-044-(4)**

1. This grant authorizes the use of the subject property for a Buddhist Temple, convent, and retreat center, including one dwelling unit and one detached living quarter for staff of the facility, as depicted on the approved revised Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10 and 11.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the county recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant will terminate on September 15, 2035. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$4,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 30 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

11. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$875.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said department.
14. All requirements of the zoning ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

18. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A," similar to that presented at the public hearing, that depicts all required project changes, including the deletion of Building K, (previously intended as dormitories for overnight retreat guests), and the depiction of the proposed access driveway to Pathfinder Road traversing adjacent property; all proposed trash enclosures and required screening; and addition of landscaping in the front yard in compliance with Condition No. 19. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
19. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of landscaping plans, which may be incorporated into Exhibit "A," depicting the size, type, and location of all proposed landscaping on the site as well as all proposed irrigation. At least 50 percent of the required front yard shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. The permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation in all areas except where there is turf or other groundcover. Irrigation shall only be used until the plants are well established and, thereafter, only as necessary to maintain the health of the plants. The landscaping shall provide an erosion preventative function and shall consist of locally indigenous plants. The permittee shall not utilize any self-propagating invasive species in the proposed landscaped areas.
20. Within 60 days of the approval date of this grant, the permittee shall submit to the Director of the Department ("Director") for review and approval a parking program that generally outlines how parking will be handled during special events and retreats. Each event will require a temporary use permit to establish the parking requirements for the particular event.
21. Prior to obtaining building permits for the project, the permittee shall submit to the Director proof of adequate water supply and sewer capacity.
22. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises under the permittee's control. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
23. There shall be no bells, chimes, or other sound amplification or similar acoustical devices audible beyond the property boundaries.

24. Outdoor storage and display are prohibited on the property.
25. The use of the facility for bingo, lotteries, or yard sales is prohibited. Use of the exterior areas for fundraisers or fairs intended to attract the general public is prohibited unless authorized by a temporary use permit.
26. All outdoor trash containers shall be screened from view from public streets and adjacent properties.
27. Occupancy of the assembly areas on the site, including Buildings B, E, F, H, and I shall be limited to the occupancy load determination from the Department of Public Works dated May 4, 2001.
28. A minimum of 230 automobile parking spaces shall be provided onsite at all times and shall be developed according to the requirements of Section 22.52.1060 of the County Code. Six of these spaces must be accessible to, designated, and reserved for disabled persons with one of these spaces being van accessible. A maximum of 53 of the required spaces may be compact spaces. The required parking spaces are to remain clear and free for use by employees and visitors; no supplies or materials may be stored in these spaces. Recreational vehicle parking, storage of inoperable vehicles, and vehicle repair are prohibited on the site.
29. The facility shall not own more than five vehicles that would be used directly in the conducting of the temple and retreat center use. Should the facility obtain additional vehicles, one additional parking space shall be provided for each additional vehicle obtained, and a revised Exhibit "A" shall be required to depict the location of such parking on the site plan.
30. All vehicle parking for the subject facility shall be located on site. The permittee shall ensure that uses occurring on the subject property are not operated in such a manner that would result in off-site parking in areas surrounding the facility, unless off-site event parking is approved in a temporary use permit.
31. Hours of operation for programs and activities occurring on site shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday and between 8:00 a.m. and 10:00 p.m., Saturday and Sunday.
32. The dormitories shall be limited to a maximum of two persons per room. Buildings J, L, and N, as identified on the site plan marked Exhibit "A," shall be considered dormitories. A maximum of 28 permanent residents (26 nuns, one staff member and the master) shall be permitted on the site.

33. Retreat guests may park personal vehicles on the site during use of the temple facilities for normal activities.
34. The Dining Hall shall not be used for separate assemblies and shall be limited to providing food and beverage service to residents and visitors attending assemblies elsewhere on the property.
35. A Temporary Use Permit ("TUP"), as provided in Part 14 of Chapter 22.56 of the Los Angeles County Code, shall be obtained for all temporary uses, as defined in Section 22.56.1835 of the County Code, including, but not limited to, carnivals, fairs, and religious observances. This conditional use permit shall not authorize any changes to the TUP procedure or any additional events than are permitted in the County Code.
36. The facility shall be operated in substantial conformance with the project description in the Final Environmental Impact Report and its attached supplemental project description, except as modified by these conditions of approval. Should the facility propose any change to the project description that would result in additional activities being conducted on the site, a minor modification or new conditional use permit may be required, at the discretion of the Director.
37. The permittee shall post a sign on the subject property in English and the predominant second language in the community with contact telephone numbers for the facility manager and the Department's Enforcement Section (213-974-6453) for reporting any complaints related to the operation of the facility.
38. The permittee shall provide and continuously have on file with the Department a contact name and phone number.
39. The permittee shall comply with all recommended conditions set forth in the attached correspondence from the Department of Public Works dated June 24, 2004, as superceded/modified by the also attached correspondence from the Department of Public Works dated July 18, 2005, as modified by the following two sentences. The applicant shall be directed to construct the proposed driveway to Pathfinder Road as long as the Department of Public Works finds it feasible and as long as the applicant obtains the necessary rights for the driveway which it shall exercise all reasonable diligence to obtain. If the traffic signal at the intersection of Pathfinder Road and the proposed project driveway is deemed necessary by the Department of Public Works within three years after the occupancy of the project, funding for the signal shall be provided by Fourth District road funds, along with a contribution of \$25,000 from the permittee.

40. The permittee shall comply with all recommended conditions set forth in the attached correspondence from the Fire Department dated September 1, 2004. Any secondary access point established to satisfy the Fire Department's requirements shall be utilized for emergency access only.
41. The following conditions shall apply to project construction activities:
- a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m., Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas buffered from residences located to the north and west of the subject property, as approved by the Director;
  - c. During demolition and construction, the permittee and his contractor shall comply with Sections 12.12.010 - 12.12.100 of the Los Angeles County Code regarding building construction noise; and
  - d. The permittee shall provide adjacent owners and tenants with a pile-driving schedule 10 days in advance of pile-driving activities, and a three-day notice of any re-tapping activities that may occur. The permittee shall submit a copy of the schedule and mailing list to the Director and the County Department of Public Works prior to the initiation of construction activities.
42. The permittee has the option to construct a wrought iron fence in lieu of a block wall along Pathfinder Road.



## MITIGATION MONITORING REQUIREMENTS

43. The permittee shall implement, in a timely manner, all mitigation measures set forth in the Final Environmental Impact Report in accordance with the attached approved Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, which are conditions of approval, the permittee shall submit mitigation monitoring reports to the Department as follows:
  - a. One year after the approval date of this grant, including verification of payment of applicable fees;
  - b. Annually; and
  - c. Additional reports as deemed necessary by the Director.
44. At the time of submittal of the first report noted above, the permittee shall deposit the sum of \$5,000 with the Department to defray the cost of reviewing and verifying the information contained in the reports required by this condition.

### Attachments:

Mitigation Monitoring Program

Department of Public Works letter dated June 24, 2004

Department of Public Works letter dated July 18, 2005

Fire Department letter dated September 1, 2004

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Geotechnical</b>  Measure 1: Unsurcharged temporary excavations may be cut vertically up to 5 feet and sloped back at a ratio of 1:1. Tops of the excavation should be barricaded at least 5 feet from the cut to prevent any storage or equipment loads. It is also recommended that the current standards delineated in CAL-OSHA for safe working conditions be followed during construction.  Measure 2: Any concrete slab placed on grade must be at least 4 inches thick and reinforced with at least rebar #4, 18 inches on center, both ways, placed at slab mid-height. Where upward capillary moisture is not desired, a moisture barrier, such as a vinyl membrane with a minimum thickness of 6 mils, should be placed beneath the slabs-on-grade. The membrane should be covered by 2 inches of sand to aid in the uniform curing of the concrete.  Measure 3: Due to the expansive soil conditions, a minimum of 4 inches of sand or gravel placed beneath the concrete slab is also recommended. To reduce the adverse effects of expansive soils to the concrete slab, the outer edges of the exterior concrete slab on-grade should be thickened to at least 18	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
inches. Prior to the placement of concrete, the subgrade should be pre-saturated to at least 12 inches.				
Measure 4: Concrete pavement is not recommended. However, if a concrete driveway is constructed, the concrete slab shall be at least 5 inches thick and be reinforced with rebar #4, 18 inches on centers, both ways placed at slab mid-height.	Submittal and approval of building plan	Prior to issuance of building permit	Applicant	Public Works
Measure 5: Trenches should be located so as not to impair the bearing capacity or settlement under foundations. As a guide, trenches parallel to foundations should be clear of a 45-degree plane extending outward and downward from the edge of the foundations. All utility trench backfills within the proposed building and concrete slab on-grade areas shall be compacted to at least 90% relative compaction.	Submittal and approval of grading plan	During project construction	Applicant	Public Works
Measure 6: Adequate drainage system should be provided and designed by a civil engineer. In no case shall water be allowed to pond within the site or on any paved surface area. All drainage should be directed away from the foundation areas toward the approved drainage devices.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Measure 7: Site preparation measures should include the complete removal of all organic materials, existing buildings, underground, utilities lines,	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
pavement, surface vegetation, and trees within the proposed building areas. The removal of trees should include their root balls, and resultant cavities should be cleaned of loose soils and compacted/rolled to a firm, unyielding surface prior to backfilling.				
Measure 8: Any fill encountered during site preparation should be removed and replaced by engineered fill. The depth of fill encountered in the test borings is approximately 5 feet below the existing surface. However, fill deeper than 5 feet should be anticipated within the site	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
Measure 9: Within the proposed building areas where no fill was encountered or where the depth of fill is less than 5 feet, the fill and upper loose soils shall be removed and recompact as engineered fill. The removal of existing soil should extend to a minimum depth of four feet below the existing grade, or three feet below the bottom of footings, whichever is greater. However, if the fill is encountered, they should be removed and recompact to at least a 90% relative compaction.	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
Measure 10: Where the building pad will straddle from cut to fill, the removal and re-compaction should extend at least 3 feet below the bottom of footing.	Submittal and approval of site plan	Prior to issuance of building permit	Applicant	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Measure 11: The depth of removal and recompaction may be modified or revised upon the review of proposed grading plans.	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
Measure 12: The bottom of any excavation shall be observed by the soil engineer, or his representative, prior to bottom processing and placement of any compacted fill. The removal and recompaction should extend at least 5 feet beyond the outer footing edges. Deeper removal and recompaction may be required if local fill, soft or loose soils, and saturated soil condition are encountered.	Submittal and approval of grading plan  Maintaining construction activity log demonstrating compliance	Prior to issuance of grading permit  During project construction	Applicant	Public Works
Measure 13: The excavated on-site soils may be reused as engineered fill provided they are free of organic, deleterious substances. Soils imported from off-site sources should be non-expansive or similar to the on-site soils and be approved by the soil engineer or his representative prior to placement.	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
Measure 14: The upper 6 inches of the bottom excavation should be scarified, brought to near optimum moisture content, and properly compacted to 90% of relative compaction. Placement of compacted fill should be performed under the observation and testing of the soil engineer.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works
Measure 15: All site grading	Submittal and approval of	Prior to issuance of grading	Applicant	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
should comply with the applicable portion of the Los Angeles County grading code and the General Specification (attached in Appendix B of the geotechnical report) provided herein as Appendix B.	grading plan	permit		
Measure 16: Due to the high expansive soil conditions, all exterior footings should be continuous. All continuous footings should be placed into the compacted fill to a minimum depth of 18 inches, and should be reinforced with a minimum of four #4 bar, placed two near the top and two near the bottom.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works
Measure 17: For design purpose, a bearing value of 1,500 pounds per square foot may be used for footing design. The bearing value may be increased by 33% for wind or seismic loads.	Site inspection	During project construction	Applicant	Public Works
Measure 18: The settlement of the footings should be placed as recommended and subject to no more than the allowable loads. The settlement should not exceed one-inch. Differential settlement between adjacent columns is not anticipated to exceed 1/2 inch.	Site inspection	During project construction	Applicant	Public Works
Measure 19: The resistance to lateral loads may be provided by friction acting on the base of footings and by passive earth pressure. The coefficient of friction between the base of footings and the competent natural soils or compacted fill	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
may be assumed as 0.35. An allowable lateral bearing value against the sides of footings is recommended to be 250 pounds per square foot per foot of depth to a maximum of 2,500 pounds per square foot.				
Measure 20: The results of the soil corrosivity tests are presented in Appendix A. Results of the tests indicate that the on-site soils are severely corrosive to ferrous metals. Based on the soluble sulfate content, Type I or II Portland Cement® may be used for concrete.	Site plan check	Prior to issuance of building permit	Applicant	Public Works
Measure 21: It is recommended that all underground steel utilities and cast iron pipes be provided a high quality of protective coating, or encased in an 8 mil polyethylene tube or wrapped with 20 mil plastic tape covered by primer or hot applied coal tar enamel. If the pipes are placed against barren soils, reinforcing steel should have a concrete cover that is at least 3 inches thick.	Submittal and approval of building plan	Prior to issuance of building permit	Applicant	Public Works
<b>Noise</b> Measure 22: Construction equipment staging areas shall be located in those areas located away from the residences located to the east of the proposed project site. Construction activities will be limited pursuant to the requirements of Title 12, the Los Angeles County Noise	Construction equipment staging areas shall be located in those areas located away from the residences located to the east of the proposed project site	During project construction	Applicant	Public Works Health Services

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Ordinance.</b>				
Measure 23: The proposed project must adhere to the requirements of the Los Angeles County Noise Control Ordinance (Title 12).	Compliance with noise control ordinance	Throughout the life of permit	Applicant	Health Services
Measure 24: no outdoor public address systems will be permitted within the proposed project.	Outdoor public address system prohibited	Throughout the life of permit	Applicant	Health Services Regional Planning
Measure 25: All regularly scheduled and special events that occur outdoors, are limited to the day-time periods. All outdoor activities must conform to the Los Angeles County Noise Ordinance	Submittal and approval of Temporary Use Permit for special events.	Throughout the life of permit	Applicant	Health Services Regional Planning
<b>Traffic</b>				
Measure 26: The developer shall enter into a secured agreement with the Public Works Department to pay for the entire cost for the installation of a video detector and monitoring system at the intersection of Fullerton Road/Colima Road. The system cost is estimated to be \$32,000. The system will provide real-time monitoring and information for future of traffic condition and incident detection and detection modifications to improve the intersection's level of service.	Entering into a secured agreement with the Public Works Department to pay for the entire cost for the installation of a video detector and monitoring system	Prior to issuance of grading permit	Applicant	Public Works
Measure 27: Sight distance at the project access points shall be reviewed with respect to the standard Caltrans/Los Angeles County sight distance standards at the time of preparation of the	Submittal and approval of final grading, landscaping, and street improvement plans	Prior to issuance of grading permit	Applicant	Public Works



MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
final grading, landscaping, and street improvement plans.				
Measure 28: The Applicant shall submit a detailed traffic signing/stripping plan to the Public Works Department for review and approval prior to the issuance of a grading permit.	Submittal and approval of a detailed traffic signing/stripping plan	Prior to issuance of grading permit	Applicant	Public Works Traffic and Lighting
Measure 29: Adequate on-site parking shall be provided pursuant to Los Angeles County requirements.	Approval of Revised Exhibit "A"	Prior to issuance of grading permit	Applicant	Regional Planning
<b>Visual</b>				
Measure 30: Onsite parking lot lights will be directed onsite to minimize lighting spillover to offsite areas. Lights will utilize shielding that will direct lighting downward and away from offsite receptors. A lighting plan shall be reviewed and approved by the DRP prior to the issuance of any grading permit.	Submittal and approval of lighting plan, which may be prepared in conjunction with the landscape plan	Prior to issuance of building permit	Applicant	Regional Planning Public Works
Measure 31: Parking area lighting will utilize automatic shut-offs that will be connected to a timer. When the facility is closed, lighting will be kept to a minimum.	Submittal and approval of lighting plan, which may be prepared in conjunction with the landscape plan	Prior to issuance of building permit	Applicant	Regional Planning Public Works
Measure 32: No floodlights will be permitted and all lighting must be directed on-site. All security lighting must be connected to motion-detectors.	Submittal and approval of lighting plan, which may be prepared in conjunction with the landscape plan	Prior to issuance of building permit	Applicant	Regional Planning Public Works
Measure 33: Landscaping must be installed and maintained along the northerly and easterly site perimeter as a means to eliminate light trespass or glare. A landscape plan shall be submitted to the DRP for review	Submittal and approval of landscape plan	Prior to issuance of building permit	Applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT NO. 98-044 CALIFORNIA YUAN YUNG RETREAT CENTER

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
and approval prior to the issuance of a grading permit.				
<b>Mitigation Compliance</b>				
As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: LD-4

June 24, 2004

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

Attention Kevin Johnson

FROM: Barry S. Witle  
Transportation Planning and Subdivision Review Section  
Land Development Division

**CONDITIONAL USE PERMIT NO. 98-044**

We have reviewed the latest site plan for the subject case in the Rowland Heights area in the vicinity of Fullerton Road (2740/2776 Fullerton Road) and Pathfinder Road. This case is for the construction of a new temple. The following recommended conditions supersede our previous recommended conditions dated December 16, 2003.

If this permit is approved, we recommend the following revised conditions:

1. Dedicate right of way 50 feet along the property frontage from the latest approved centerline alignment on Fullerton Road per P-map 184.
2. Dedicate the right to restrict vehicular access on Fullerton Road along the property frontage.
3. Close any unused driveways with curb, gutter, and sidewalk on Fullerton Road along the property frontage to the satisfaction of Public Works.
4. Comply with the following street lighting requirements to the satisfaction of Public Works:
  - a. Provide street lights on concrete poles with underground wiring on Fullerton Road along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$18,000, and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
  - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - (3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed development area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving

Russell Fricano

June 24, 2004

Page 3

5. The proposed gate on Fullerton Road shall be relocated to a minimum of 50 feet behind the right of way and should open inward or slide.
6. The median nose for the proposed primary driveway on Fullerton Road shall be relocated to a minimum of 20 feet behind the right of way.
7. Provide adequate room for vehicles to turn around in front of the proposed gate on Fullerton Road.
8. The future secondary driveway (26 feet driveway) on Fullerton Road will need to be reviewed and approved by Public Works.
9. The proposed acceleration lane, west of the proposed primary driveway on Fullerton Road shall be removed.
10. The proposed driveway on Pathfinder Road will not be permitted.

For any questions regarding items Nos. 5, 6, 7, 8, 9, and 10; please contact Jessica Marine at (626) 300-4766 or Sam Richards at (626) 300-4842 of our Traffic and Lighting Division.

11. Plant street trees on Fullerton Road along the property frontage to the satisfaction of Public Works.
7. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with traffic mitigation measures as indicated on the attached letters dated October 30, 2003, and August 11, 2003, from our Traffic and Lighting Division to the satisfaction of Public Works.

WH:ca

P:\LDPUB\TRANS\CUP\SICUP 98-044REV. CONSTRUCTION OF NEW TEMPLE.DOC

Attach.

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 18, 2005

IN REPLY PLEASE  
REFER TO FILE: T-4

Mr. Michael W. Lewis  
Lewis & Company  
2149 East Garvey Avenue, Suite A-11  
West Covina, CA 91791

Dear Mr. Lewis:

**CALIFORNIA YUAN YUNG RETREAT CENTER  
REVISED SITE PLAN (JULY 11, 2005)  
CONDITIONAL USE PERMIT 98-044  
ROWLAND HEIGHTS AREA**

As requested, we have reviewed the above-mentioned document. The project is located at 2740 and 2776 Fullerton Road in the unincorporated County of Los Angeles area of Rowland Heights.

Condition 10, as noted in our letter dated June 24, 2004, (copy enclosed) to the Department of Regional Planning for Conditional Use Permit 98-044, shall be superseded by the following conditions:

- The proposed driveway onto Pathfinder Road from the project site shall be designed and installed to the satisfaction of the Department of Public Works. If Public Works determines that a driveway from the project site to Pathfinder Road is not feasible, the condition shall be eliminated.
- The applicant shall enter into a secured agreement with Public Works for the design, procurement, and installation of a traffic signal at the intersection of Pathfinder Road at the proposed project driveway in the amount of \$200,000. If the conditions at this intersection warrant the installation of a traffic signal within 3 years after occupancy of the development, the security deposit shall be used to design and install the traffic signal. The amount of the security may be adjusted to reflect the estimated cost of the traffic signal at the time the agreement is executed. If Public Works determines that a driveway from the project site to Pathfinder Road is not feasible, the condition shall be eliminated.

Mr. Michael W. Lewis  
July 18, 2005  
Page 2

If you have any further questions regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE  
Acting Director of Public Works

A handwritten signature in black ink, appearing to read "William J. Winter". The signature is fluid and cursive, with the first name "William" and last name "Winter" clearly distinguishable.

WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

PA:cn  
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Enc.

cc: Department of Regional Planning (Hsiao-Ching Chen)



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** September 1, 2004

**TO:** Department of Regional Planning  
Permits and Variances

**SUBJECT:** C.U.P. 98-044

**LOCATION:** 2740 & 2776 Fullerton Road, Rowland Heights

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install    Public and/or 2 On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** Verify the fire flow from the existing fire hydrant located on the South side of Fullerton Road, located within the property frontage. Install two additional fire hydrants on-site for additional structure protection, said fire hydrants shall be bonded for with the Department of Public Works and verification of said bond shall be submitted to the Fire Department for clearance. See attached copies for hydrant locations.
- ☒ **Location:** See map for the required on-site fire hydrant locations.
- ☒ **Access:** We recommend the redesign of the entry onto the property, such that two access points both being 26' wide. This will allow for better traffic circulation in emergency situations. Redesign and resubmit for review and approval, prior to the public hearing.  
Provide a minimum paved access width of 28', said access shall be provided for the main loop around the property. The required vehicular access shall be provided with minimum turning radii of 32' on the centerline, indicate compliance and resubmit for review and approval by the Fire Department.  
For structures which are 35' or more in height, provide the required access parallel adjacent to one side of the building, the centerline of the access shall be placed within 34' of the exterior of the building.
- ☒ **Special Requirements:** Architectural plan review is required by the Los Angeles County Fire Department prior to building permit issuance. Contact 323-890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Musi*

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783